

for sale

offers in excess of **£350,000**



## Longman House The Embankment Nash Mills Wharf Hemel Hempstead HP3 9GH

CHAIN FREE! Two bedroom apartment at Longman House, Nash Mills Wharf. ALLOCATED PARKING. CANAL VIEWS. Ensuite to the master bedroom and large lounge/diner. Close to the station with services to London Euston, local shops, schools, bars and restaurants. Call now to arrange a viewing!



# Longman House The Embankment Nash Mills Wharf Hemel Hempstead HP3 9GH

## Communal Entrance

Door to front with security entry system and stairs to all floors.

## Entrance Hall

Door to front, cupboard with plumbing floor washing machine and boiler, wall mounted electric heater.

## Lounge

16' 9" x 14' 8" ( 5.11m x 4.47m )

Double glazed window, TV point, wall mounted electric heater, double glazed door to balcony and open to kitchen.

## Kitchen

8' x 7' 2" ( 2.44m x 2.18m )

Fitted with wall and base units with work surfaces too compliment, sink/drainer with splashback, electric oven and hob with cookerhood integrated fridge/freezer and open to lounge.



## **Bedroom 1**

9' 6" x 9' 3" ( 2.90m x 2.82m )

Double glazed window, fitted wardrobes, TV point, wall mounted electric heater.

## **En-Suite**

Fitted with shower cubicle, wash hand basin. low level WC and part tiling.

## **Bedroom 2**

11' 6" x 8' 7" ( 3.51m x 2.62m )

Double glazed window, wall mounted electric heater and TV point.

## **Bathroom**

Fitted with bat with mixer taps, wash hand basin, low level WC and part tiling.

## **Allocated Parking Space**





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HEM311060 - 0010

**Tenure:** Leasehold

**EPC Rating:** C

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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